

March 2025



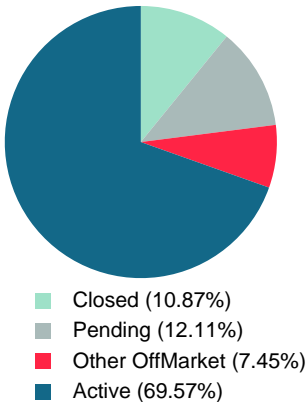
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Apr 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	March 2025	+/- %
Closed Listings	34	35	2.94%
Pending Listings	34	39	14.71%
New Listings	39	85	117.95%
Average List Price	343,165	290,979	-15.21%
Average Sale Price	327,282	277,707	-15.15%
Average Percent of Selling Price to List Price	94.61%	95.67%	1.11%
Average Days on Market to Sale	42.18	49.86	18.21%
End of Month Inventory	158	224	41.77%
Months Supply of Inventory	3.93	5.46	38.89%



**Absorption:** Last 12 months, an Average of **41** Sales/Month  
**Active Inventory** as of March 31, 2025 = **224**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2025 rose **41.77%** to 224 existing homes available for sale. Over the last 12 months this area has had an average of 41 closed sales per month. This represents an unsold inventory index of **5.46** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **15.15%** in March 2025 to \$277,707 versus the previous year at \$327,282.

Average Days on Market Lengthens

The average number of **49.86** days that homes spent on the market before selling increased by 7.68 days or **18.21%** in March 2025 compared to last year's same month at **42.18** DOM.

Sales Success for March 2025 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 85 New Listings in March 2025, up **117.95%** from last year at 39. Furthermore, there were 35 Closed Listings this month versus last year at 34, a **2.94%** increase.

Closed versus Listed trends yielded a **41.2%** ratio, down from previous year's, March 2024, at **87.2%**, a **52.77%** downswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone:918-663-7500  
Email: support@mlstechnology.com

March 2025



Area Delimited by County Of Bryan - Residential Property Type

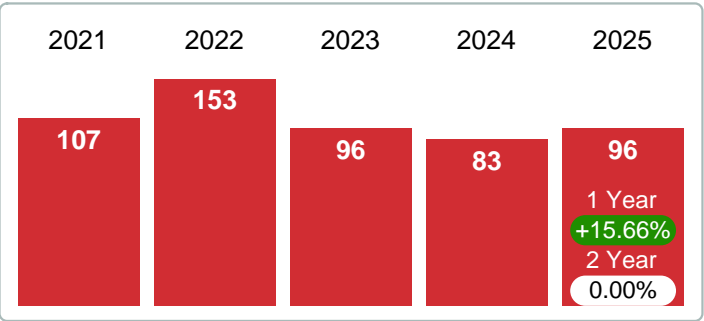
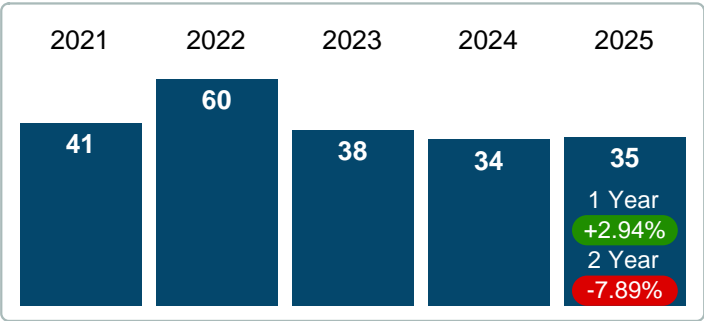


CLOSED LISTINGS

Report produced on Apr 11, 2025 for MLS Technology Inc.

MARCH

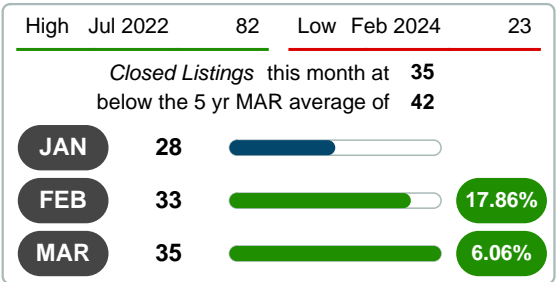
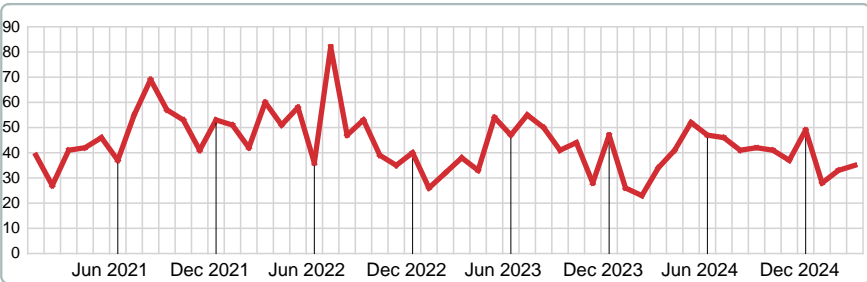
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 42



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	<div><div></div></div>	8.57%	7.7	1	1	0	1
\$100,001 - \$150,000	4	<div><div></div></div>	11.43%	26.5	0	2	2	0
\$150,001 - \$200,000	3	<div><div></div></div>	8.57%	60.7	0	3	0	0
\$200,001 - \$275,000	9	<div><div></div></div>	25.71%	59.9	0	9	0	0
\$275,001 - \$350,000	7	<div><div></div></div>	20.00%	40.7	0	4	2	1
\$350,001 - \$500,000	5	<div><div></div></div>	14.29%	100.6	0	3	2	0
\$500,001 and up	4	<div><div></div></div>	11.43%	26.8	0	2	2	0
Total Closed Units		35	100%	49.9	1	24	8	2
Total Closed Volume		9,719,730			75.00K	6.47M	2.74M	436.00K
Average Closed Price		\$277,707			\$75,000	\$269,733	\$341,894	\$218,000

## March 2025



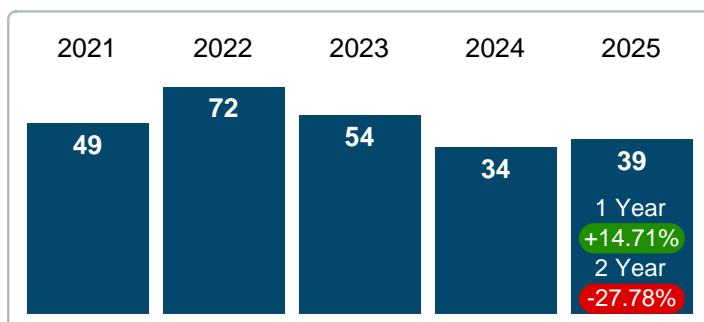
Area Delimited by County Of Bryan - Residential Property Type



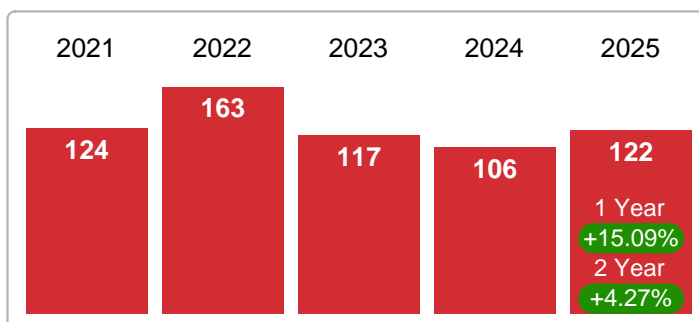
### PENDING LISTINGS

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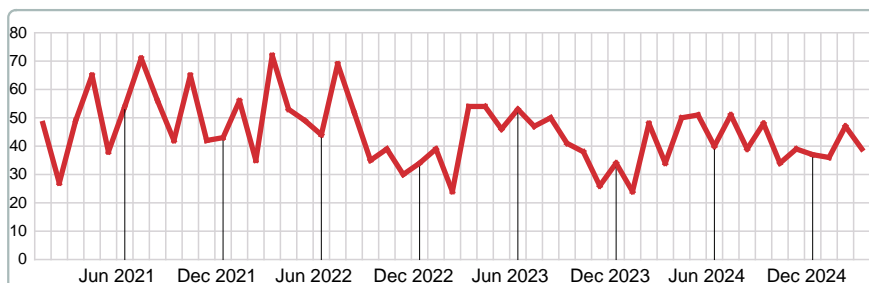
#### MARCH



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year MAR AVG = 50

High Mar 2022 72 Low Jan 2024 24

Pending Listings this month at **39**  
below the 5 yr MAR average of **50**

JAN	36		
FEB	47		30.56%
MAR	39		-17.02%

#### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	3	7.69%	95.7	1	2	0	0
\$150,001 - \$200,000	5	12.82%	56.6	0	3	1	1
\$200,001 - \$225,000	3	7.69%	110.3	0	2	1	0
\$225,001 - \$275,000	10	25.64%	50.7	2	5	3	0
\$275,001 - \$375,000	9	23.08%	64.0	0	5	4	0
\$375,001 - \$550,000	6	15.38%	57.2	0	3	2	1
\$550,001 and up	3	7.69%	86.0	1	2	0	0
Total Pending Units	39			4	22	11	2
Total Pending Volume	12,291,659	100%	34.7	1.67M	6.58M	3.32M	729.90K
Average Listing Price	\$371,133			\$417,500	\$298,906	\$301,438	\$364,950

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



Area Delimited by County Of Bryan - Residential Property Type

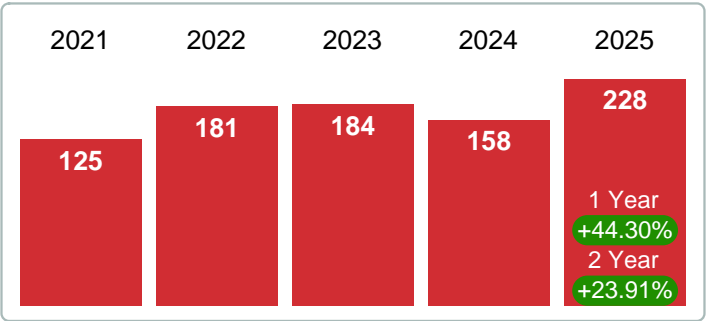
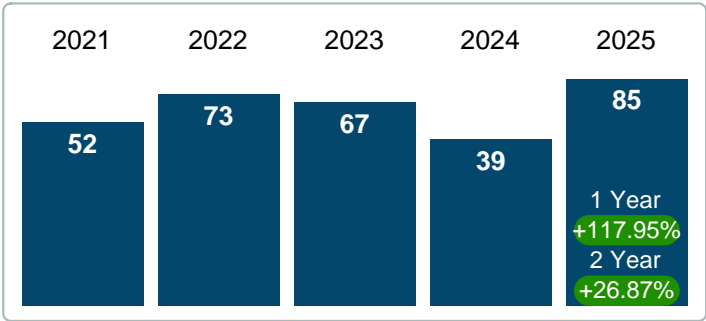


NEW LISTINGS

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MARCH

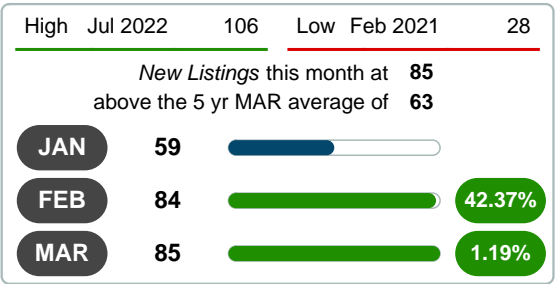
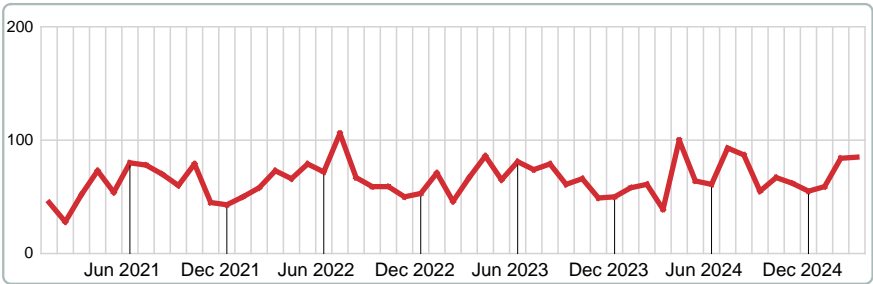
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 63



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$175,000 and less	8	9.41%
\$175,001 - \$175,000	0	0.00%
\$175,001 - \$225,000	20	23.53%
\$225,001 - \$300,000	25	29.41%
\$300,001 - \$375,000	12	14.12%
\$375,001 - \$550,000	12	14.12%
\$550,001 and up	8	9.41%
Total New Listed Units	85	
Total New Listed Volume	27,723,377	100%
Average New Listed Listing Price	\$299,900	

1-2 Beds	3 Beds	4 Beds	5+ Beds
5	2	1	0
0	0	0	0
2	16	2	0
2	16	6	1
0	5	7	0
1	3	6	2
0	4	2	2
10	46	24	5
2.06M	14.62M	8.42M	2.62M
\$206,390	\$317,900	\$350,775	\$523,500

March 2025



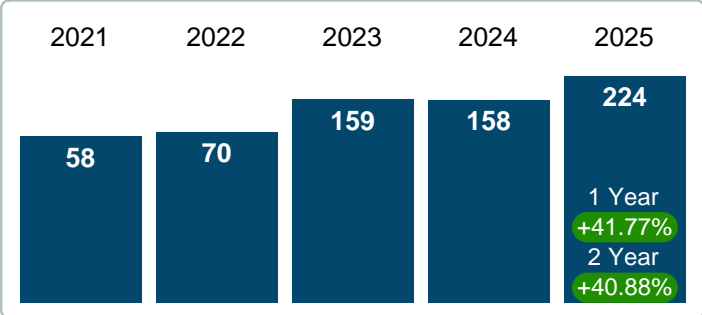
Area Delimited by County Of Bryan - Residential Property Type



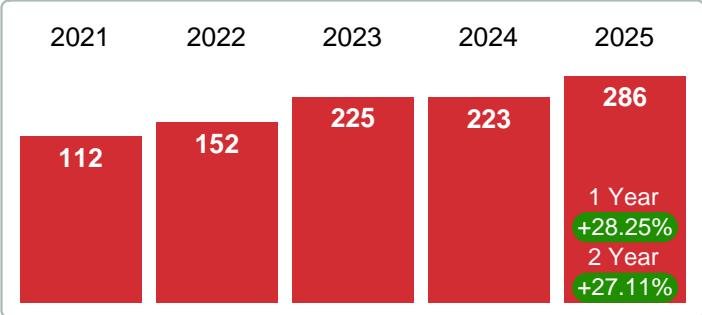
ACTIVE INVENTORY

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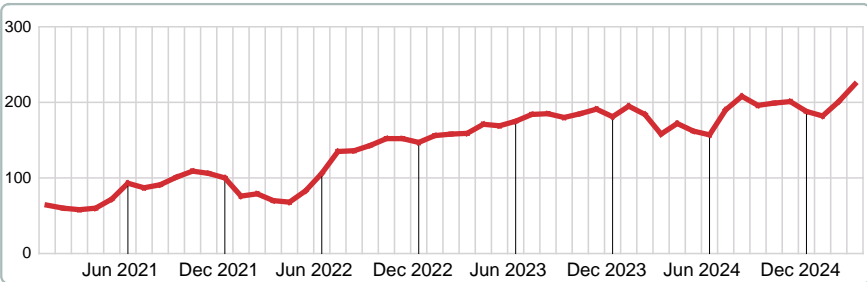
END OF MARCH



ACTIVE DURING MARCH

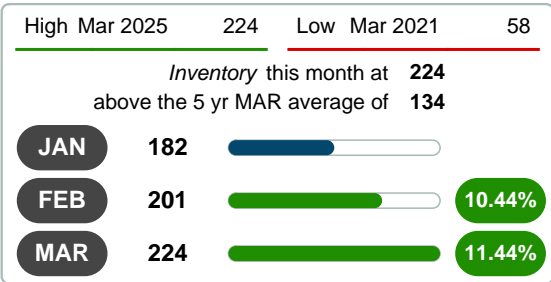


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 134



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	15		6.70%	79.3	9	6	0	0
\$150,001 - \$200,000	34		15.18%	59.8	5	26	3	0
\$200,001 - \$275,000	35		15.63%	51.8	2	21	10	2
\$275,001 - \$350,000	57		25.45%	80.6	3	30	21	3
\$350,001 - \$450,000	32		14.29%	85.0	2	19	9	2
\$450,001 - \$675,000	28		12.50%	78.1	5	7	12	4
\$675,001 and up	23		10.27%	124.1	0	6	11	6
Total Active Inventory by Units				224	26	115	66	17
Total Active Inventory by Volume				110,369,620	6.69M	58.07M	33.33M	12.28M
Average Active Inventory Listing Price				\$492,722	\$257,357	\$504,936	\$504,944	\$722,612

## March 2025



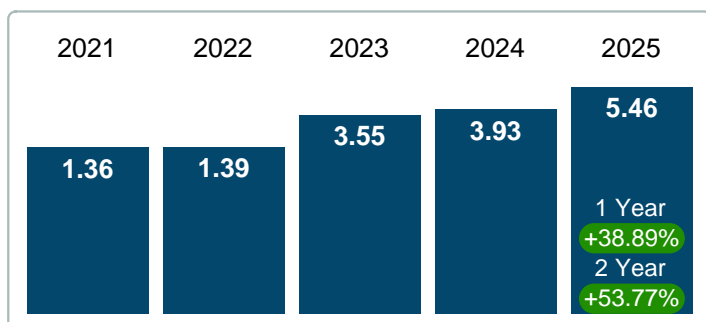
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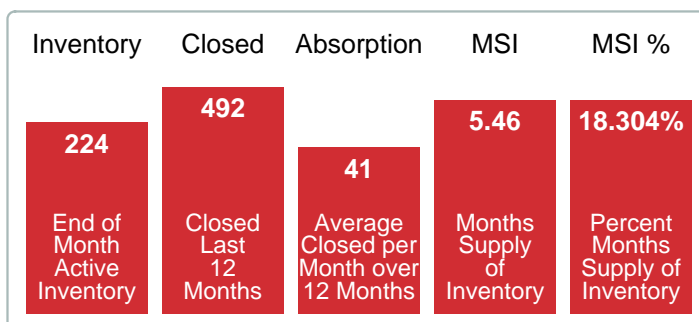
### MONTHS SUPPLY of INVENTORY (MSI)

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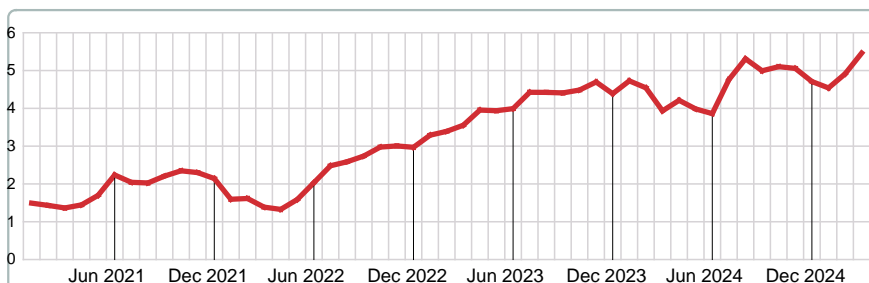
#### MSI FOR MARCH



#### INDICATORS FOR MARCH 2025



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year MAR AVG = 3.14

High Mar 2025 5.46 Low Apr 2022 1.33

Months Supply this month at 5.46  
above the 5 yr MAR average of 3.14

#### MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI			%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	15		6.70%	2.25	4.15	1.50	0.00	0.00
\$150,001 - \$200,000	34		15.18%	4.86	4.62	5.38	3.00	0.00
\$200,001 - \$275,000	35		15.63%	2.88	3.00	2.05	8.57	24.00
\$275,001 - \$350,000	57		25.45%	7.86	9.00	7.06	9.69	6.00
\$350,001 - \$450,000	32		14.29%	7.68	24.00	7.86	6.00	12.00
\$450,001 - \$675,000	28		12.50%	10.84	60.00	6.46	13.09	8.00
\$675,001 and up	23		10.27%	19.71	0.00	10.29	33.00	24.00
Market Supply of Inventory (MSI)				5.46	5.89	4.19	8.90	9.71
Total Active Inventory by Units			100%	5.46	26	115	66	17

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



Area Delimited by County Of Bryan - Residential Property Type

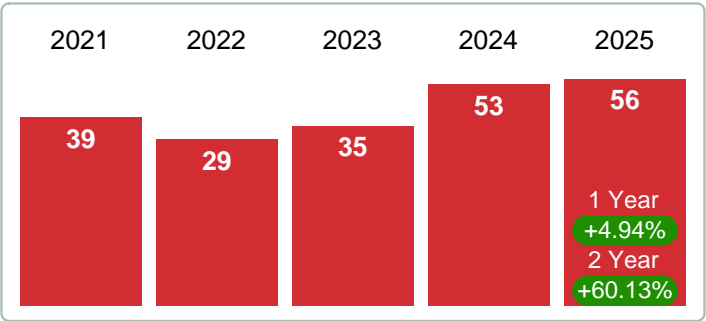
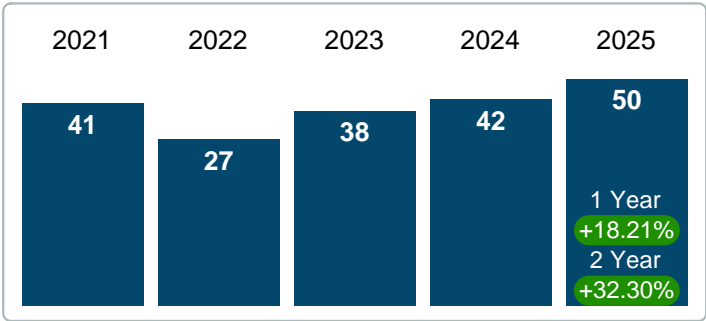


AVERAGE DAYS ON MARKET TO SALE

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MARCH

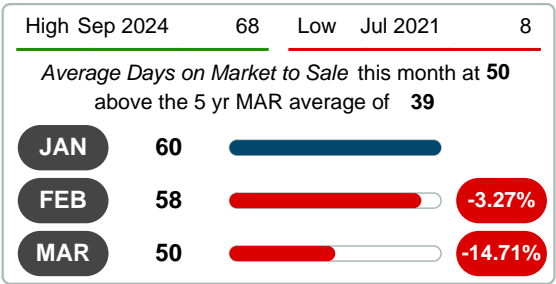
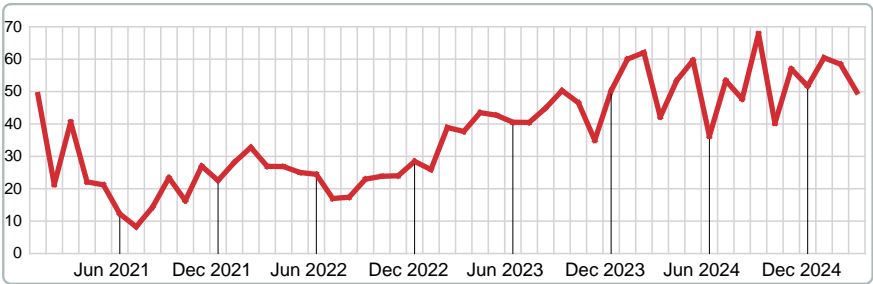
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 39



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	8.57%	8	5	3	0	15
\$100,001 - \$150,000	4	11.43%	27	0	40	14	0
\$150,001 - \$200,000	3	8.57%	61	0	61	0	0
\$200,001 - \$275,000	9	25.71%	60	0	60	0	0
\$275,001 - \$350,000	7	20.00%	41	0	38	28	78
\$350,001 - \$500,000	5	14.29%	101	0	70	146	0
\$500,001 and up	4	11.43%	27	0	46	8	0
Average Closed DOM	50			5	52	49	47
Total Closed Units	35		100%	1	24	8	2
Total Closed Volume	9,719,730			75.00K	6.47M	2.74M	436.00K

March 2025



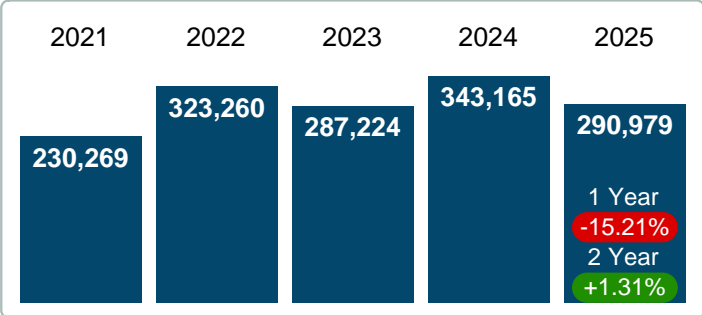
Area Delimited by County Of Bryan - Residential Property Type



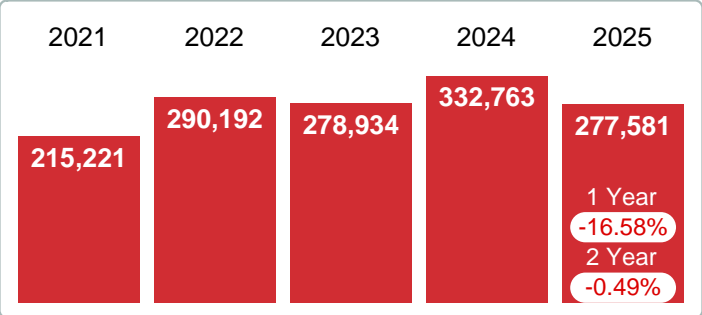
AVERAGE LIST PRICE AT CLOSING

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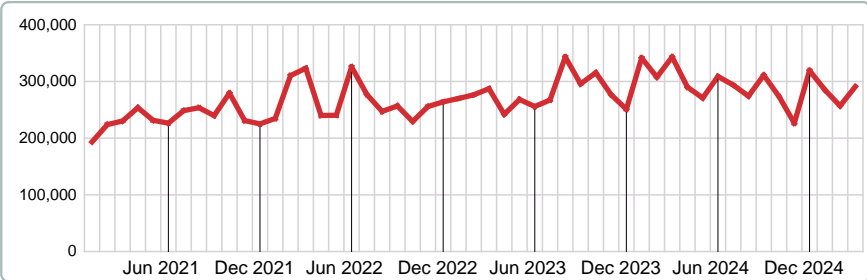
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 294,979

High Mar 2024 343,165    Low Jan 2021 193,382

Average List Price at Closing this month at **290,979**  
below the 5 yr MAR average of **294,979**

JAN

285,167

FEB

256,935

-9.90%

MAR

290,979

13.25%

AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

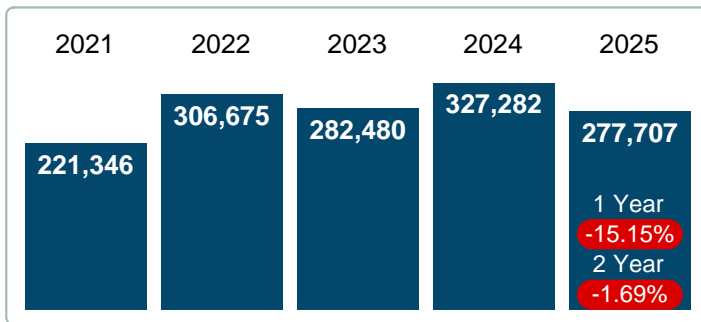
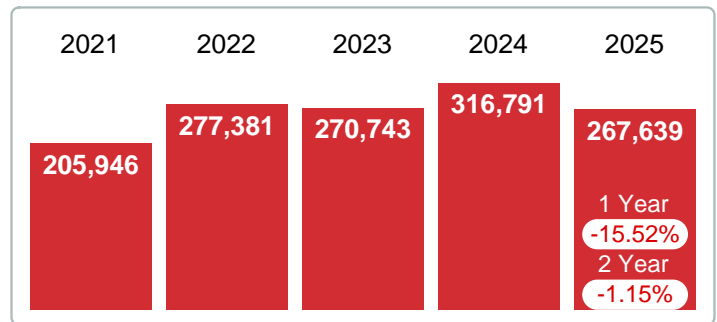
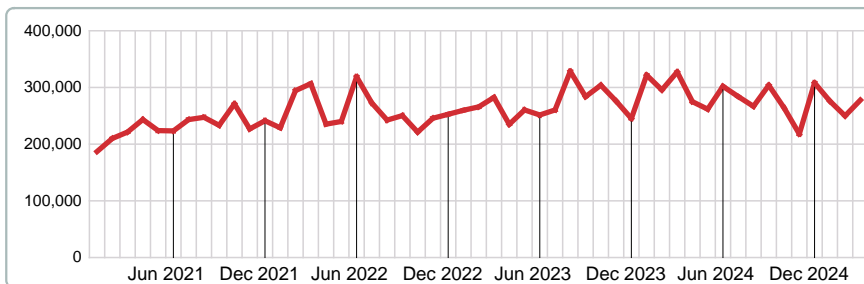
Distribution of Average List Price at Closing by Price Range			%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2		5.71%	66,500	75,000	58,000	0	139,000
\$100,001 \$150,000	4		11.43%	139,844	0	137,688	150,000	0
\$150,001 \$200,000	4		11.43%	160,875	0	162,833	0	0
\$200,001 \$275,000	9		25.71%	237,689	0	237,689	0	0
\$275,001 \$350,000	7		20.00%	317,400	0	310,500	314,950	349,900
\$350,001 \$500,000	5		14.29%	415,080	0	437,300	381,750	0
\$500,001 and up	4		11.43%	603,000	0	594,000	612,000	0
Average List Price				290,979	75,000	279,291	364,675	244,450
Total Closed Units			100%	290,979	1	24	8	2
Total Closed Volume				10,184,275	75.00K	6.70M	2.92M	488.90K

**March 2025**

Area Delimited by County Of Bryan - Residential Property Type

**AVERAGE SOLD PRICE AT CLOSING**

Report produced on Apr 11, 2025 for MLS Technology Inc.

**MARCH****YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year MAR AVG = 283,098**

High Aug 2023 328,410 Low Jan 2021 186,938

Average Sold Price at Closing this month at **277,707**  
below the 5 yr MAR average of **283,098**

JAN	276,024	
FEB	249,845	-9.48%
MAR	277,707	11.15%

**AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE**

Distribution of Average Sold Price at Closing by Price Range			%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3		8.57%	78,580	75,000	60,740	0	100,000
\$100,001 \$150,000	4		11.43%	129,250	0	127,000	131,500	0
\$150,001 \$200,000	3		8.57%	158,833	0	158,833	0	0
\$200,001 \$275,000	9		25.71%	234,649	0	234,649	0	0
\$275,001 \$350,000	7		20.00%	305,343	0	297,875	304,950	336,000
\$350,001 \$500,000	5		14.29%	401,850	0	422,333	371,125	0
\$500,001 and up	4		11.43%	558,000	0	556,000	560,000	0
Average Sold Price				277,707	75,000	269,733	341,894	218,000
Total Closed Units			100%	277,707	1	24	8	2
Total Closed Volume				9,719,730	75.00K	6.47M	2.74M	436.00K

March 2025



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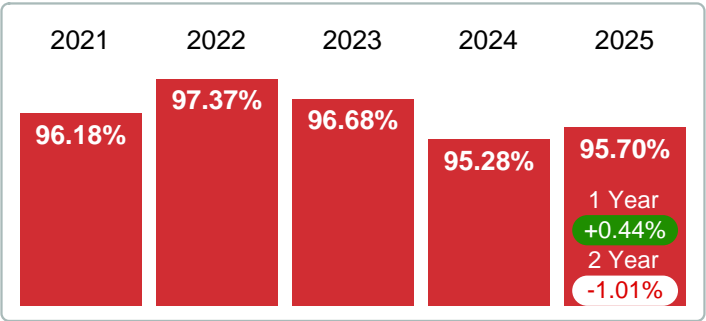
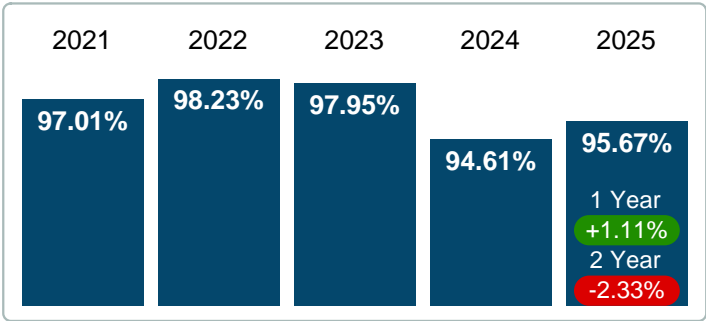


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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MARCH

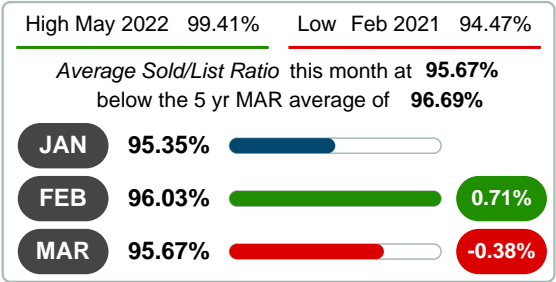
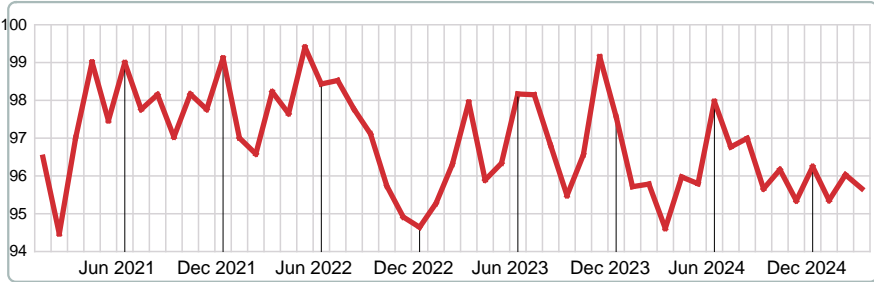
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 96.69%



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	8.57%	92.22%	100.00%	104.72%	0.00%	71.94%
\$100,001 \$150,000	4	11.43%	89.93%	0.00%	92.35%	87.51%	0.00%
\$150,001 \$200,000	3	8.57%	97.54%	0.00%	97.54%	0.00%	0.00%
\$200,001 \$275,000	9	25.71%	98.82%	0.00%	98.82%	0.00%	0.00%
\$275,001 \$350,000	7	20.00%	96.28%	0.00%	96.01%	96.97%	96.03%
\$350,001 \$500,000	5	14.29%	97.03%	0.00%	96.88%	97.25%	0.00%
\$500,001 and up	4	11.43%	92.69%	0.00%	93.88%	91.51%	0.00%
Average Sold/List Ratio		95.70%		100.00%	97.24%	93.31%	83.98%
Total Closed Units		35	100%	1	24	8	2
Total Closed Volume		9,719,730		75.00K	6.47M	2.74M	436.00K

# March 2025



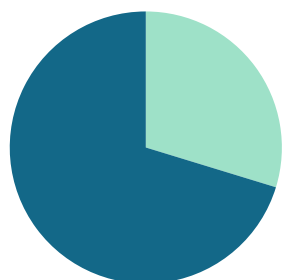
Area Delimited by County Of Bryan - Residential Property Type



## MARKET SUMMARY

Report produced on Apr 11, 2025 for MLS Technology Inc.

### INVENTORY

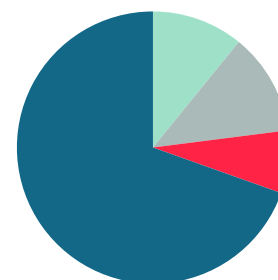


<b>Inventory</b>
New Listings 85 = 29.72%
Start Inventory 201
Total Inventory Units 286
Volume \$131,495,298

### Market Activity

Closed Sales 35 = 10.87%
Pending Sales 39 = 12.11%
Other Off Market 24 = 7.45%
Active Inventory 224 = 69.57%

### MARKET ACTIVITY



Compared Metrics	2024	March 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	34	35	2.94%	83	96	15.66%
Pending Sales	34	39	14.71%	106	122	15.09%
New Listings	39	85	117.95%	158	228	44.30%
Average List Price	343,165	290,979	-15.21%	332,763	277,581	-16.58%
Average Sale Price	327,282	277,707	-15.15%	316,791	267,639	-15.52%
Average Percent of Selling Price to List Price	94.61%	95.67%	1.11%	95.28%	95.70%	0.44%
Average Days on Market to Sale	42.18	49.86	18.21%	53.27	55.90	4.94%
Monthly Inventory	158	224	41.77%	158	224	41.77%
Months Supply of Inventory	3.93	5.46	38.89%	3.93	5.46	38.89%

Absorption: Last 12 months, an Average of 41 Sales/Month

Inventory on March 31, 2025 = 224

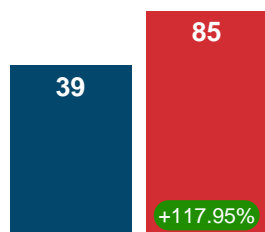
2024

2025

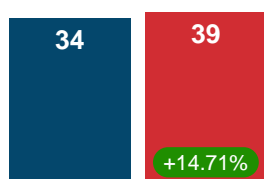
### MARCH MARKET

### AVERAGE PRICES

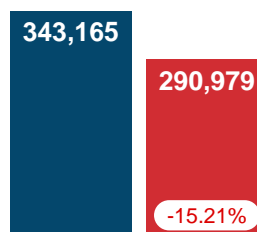
#### New Listings



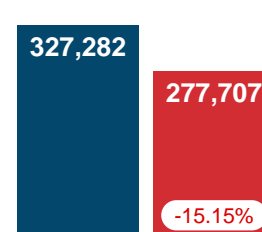
#### Pending Listings



#### List Price



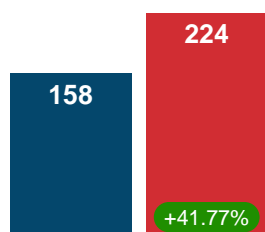
#### Sale Price



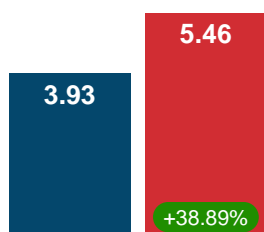
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

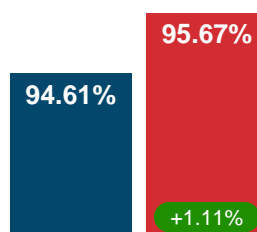
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

